

**AN ORDINANCE TO REZONE FIVE AREAS LOCATED WITHIN THE  
WEST CENTER CITY ANALYSIS AREA IN ACCORDANCE WITH THE  
WEST CENTER CITY WELLS FARGO MASTER PLANNING PROCESS.**

#3697

Sponsor:

Council  
Member  
Prado

**WHEREAS**, the City of Wilmington Planning Department, in conjunction with the West Center City Wells Fargo master planning process, recommends rezoning those five areas within the West Center City Analysis Area depicted and described herein in order to enhance community development and apply appropriate land use controls that will protect, enhance, and stabilize the character of West Center City; and

**WHEREAS**, the City Council deems it necessary and proper to approve the rezoning actions set forth herein and as illustrated on the map attached hereto and made a part hereof.

**THE COUNCIL OF THE CITY OF WILMINGTON HEREBY ORDAINS:**

**SECTION 1.** Section 48-97 of the Wilmington City Code and the "Building Zone Map, City of Wilmington, Delaware" are hereby amended by changing the zoning classifications for the five areas within the West Center City Analysis Area, which are illustrated on the map attached hereto and made a part hereof as Exhibit "A" and as more particularly described on Exhibit "B" attached hereto, as follows:

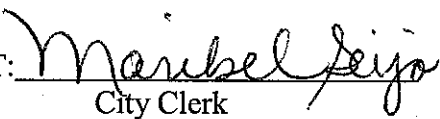
- (1) Area 1: Rezone from R-4 (row houses with conversions) to R-3 (one-family row houses);
- (2) Area 2: Rezone from R-5B (medium-density apartment houses) and from C-3 (central retail) to R-3 (one-family row houses);
- (3) Area 3: Rezone from R-5B (medium-density apartment houses) to R-3 (one-family row houses);
- (4) Area 4: Rezone from R-5B (medium-density apartment houses) to R-5A1 (low-medium density apartment houses); and
- (5) Area 5: Rezone from R-5B (medium-density apartment houses) to R-5A (low density apartment houses).

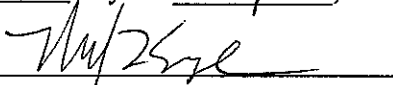
**SECTION 2. Effective date.** This Ordinance shall be deemed effective immediately upon its date of passage by City Council and approval by the Mayor.

First Reading ..... July 12, 2012  
Second Reading..... July 12, 2012  
Third Reading .....November 1, 2012

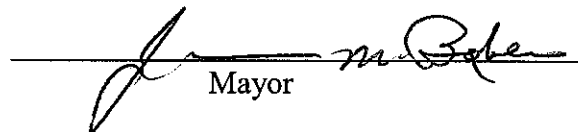
Passed by City Council, Nov. 1, 2012

  
\_\_\_\_\_  
President of City Council 11/1/12

ATTEST:   
\_\_\_\_\_  
City Clerk

Approved as to form this  
6<sup>th</sup> day of July, 2012  
  
\_\_\_\_\_  
Senior Assistant City Solicitor

Approved this 2<sup>nd</sup> day of Nov, 2012

  
\_\_\_\_\_  
Mayor

**Synopsis:** This Ordinance changes the zoning district classifications for five areas within the West Center City Analysis Area in accordance with the West Center City Wells Fargo master planning process as follows: 1) Area 1 is being rezoned from R-4 to R-3 zoning classification; 2) Area 2 is being rezoned from R-5B and from C-3 to R-3 zoning classification; 3) Area 3 is being rezoned from R-5B to R-3 zoning classification; 4) Area 4 is being rezoned from R-5B to R-5A1 zoning classification; and 5) Area 5 is being rezoned from R-5B to R-5A zoning classification.

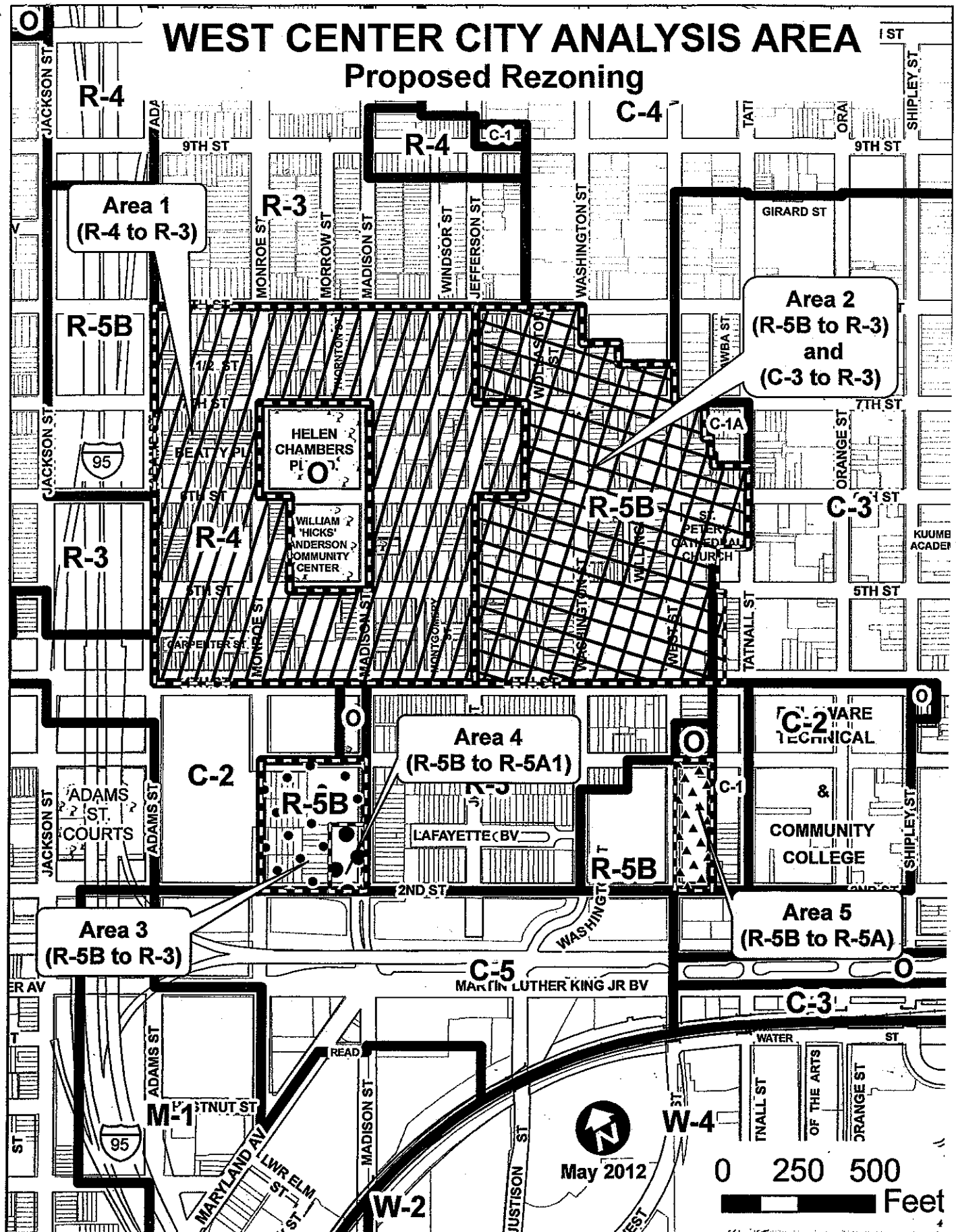


EXHIBIT "A"

## **Area 1**

**BEGINNING** at the intersection of the centerlines of West 8<sup>th</sup> Street and North Adams Street; thence extending southeasterly following the centerline of West 8<sup>th</sup> Street at an approximate distance of 1,055 feet to the centerline of Jefferson Street; thence extending southwesterly following the centerline of Jefferson Street at an approximate distance of 313 feet to the centerline of West 7<sup>th</sup> Street; thence extending southeasterly following the centerline of West 7<sup>th</sup> Street at an approximate distance of 165 feet to the centerline of Wollaston Street; thence extending southwesterly following the centerline of Wollaston at an approximate distance of 304 feet to the centerline of West 6<sup>th</sup> Street; thence extending northwesterly following the centerline of West 6<sup>th</sup> Street at an approximate distance of 165 feet to the centerline of Jefferson Street; thence extending southwesterly following the centerline of Jefferson Street at a distance of 613 feet to the centerline of West 4<sup>th</sup> Street; thence extending northwesterly along the centerline of West 4<sup>th</sup> Street at an approximate distance of 1,050 feet to the centerline of North Adams Street; thence extending northeasterly following the centerline of North Adams Street at an approximate distance of 1,234 feet to the point of beginning: the point of beginning being the intersection of West 8<sup>th</sup> Street and North Adams Street.

## **Area 2**

**BEGINNING** at the intersection of the centerlines of West 8<sup>th</sup> Street and North Jefferson Street; thence extending southeasterly following the centerline of West 8<sup>th</sup> Street at an approximate distance of 351 feet to the centerline of West 8<sup>th</sup> Street and North Washington Street; thence extending southwesterly following the centerline of North Washington Street at an approximate distance of 117 feet to the northeasterly property boundary of tax parcel number 26-035.10-370; thence extending southeasterly following the northeastern property boundary of tax parcel number 26-035.10-370 at an approximate distance of 120 feet; thence extending southwesterly following the rear property boundaries of tax parcel numbers 26-035.10-370 and 26-035.10-371 at an approximate distance of 68 feet; thence extending southeasterly following the rear property boundaries of tax parcel numbers 26-035.10-379 and 26-035.10-380 and the northeastern property boundary of tax parcel number 26-035.10-383 at an approximate distance of 185 feet to the centerline of North West Street; thence extending southwesterly following the centerline of North West Street at an approximate distance of 126 feet; thence extending southeasterly following the centerline of West 7<sup>th</sup> Street at an approximate distance of 98 feet to the southeastern boundary of tax parcel number 26-035.10-464; thence extending southeasterly following the southeastern boundary of tax parcel number 26-035.10-464 and the rear property boundaries of tax parcel numbers 26-035.30-192, 26-035.30-193, 26-035.30-194 and 26-035.30-195 at an approximate distance of 203 feet; thence extending southeasterly following the rear property boundaries of tax parcel numbers 26-035.30-199, 26-035.30-200, 26-035.30-421 and 26-035.30-201 at an approximate distance of 116 feet to the centerline of North Tatnall Street; thence extending southwesterly following the centerline of North Tatnall Street at an approximate distance of 263 feet to the northeastern boundary of tax parcel number 26-035.30-219; thence extending northwesterly following the northeastern boundary of tax parcel number 26-035.30-219 at an approximate distance of 97 feet; thence extending southwesterly following the southeastern property boundary of tax parcel number 26-035.30-219 at a distance of 142 feet to the centerline of West 5<sup>th</sup>

Street; thence extending southeasterly along the centerline of West 5<sup>th</sup> street at an approximate distance of 24 feet; thence extending southwesterly following the northwestern property boundaries of tax parcels 26-035.30-237, 26-035.30-236, 26-035.30-235, 26-035.30-234, 26-035.30-233, 26-035.30-232, 26-035.30-225 and 26-035.30-224 at an approximate distance of 303 feet to the centerline of West 4<sup>th</sup> Street; thence extending northwesterly following the centerline of West 4<sup>th</sup> Street at an approximate distance of 821 feet to the centerline of North Jefferson Street; thence extending northeasterly following the centerline of North Jefferson Street at an approximate distance of 613 feet to the centerline of West 6<sup>th</sup> Street; thence extending southeasterly following the centerline of West 6<sup>th</sup> Street at an approximate distance of 165 feet to the centerline of Wollaston Street; thence extending northeasterly following the centerline of Wollaston Street at an approximate distance of 304 feet to the centerline of West 7<sup>th</sup> Street; thence extending northwesterly following the centerline of West 7<sup>th</sup> Street at an approximate distance of 165 feet to the centerline of North Jefferson Street; thence extending northeasterly following the centerline of North Jefferson Street at an approximate distance of 313 feet to the point of beginning; the point of beginning being the intersection of West 8<sup>th</sup> Street and North Jefferson Street.

### **Area 3**

**BEGINNING** at the intersection of the centerlines of North Monroe Street and West 3<sup>rd</sup> Street; thence extending southeasterly following the centerline of West 3<sup>rd</sup> Street at an approximate distance of 348 feet to the centerline of North Madison Street; thence extending southwesterly following the centerline of North Madison Street at an approximate distance of 210 feet; thence extending northwesterly following the northeastern boundary of tax parcel 26-034.40-377 at an approximate distance of 129 feet to the southeastern property boundary of tax parcel 26-034.40-397; thence extending southwesterly following the southeastern property boundaries of tax parcels 26-034.40-404, 26-034.40-403, 26-034.40-402, 26-034.40-401, 26-034.40-400, 26-034.40-399, 26-034.40-398 and 26-034.40-397 at an approximate distance of 216 feet to the centerline of West 2<sup>nd</sup> Street; thence extending northwesterly following the centerline of West 2<sup>nd</sup> Street at an approximate distance of 225 feet; thence extending northeasterly following the centerline of North Monroe Street and the northwestern property boundaries of tax parcels 26-034.40-372 and 26-034.40-386 to the point of beginning; the point of beginning being the intersection of North Monroe Street and West 3<sup>rd</sup> Street.

### **Area 4 (Consists of parcel number 26-034.40-377)**

**BEGINNING** at the intersection of the centerlines of West 2<sup>nd</sup> Street and North Madison Street; thence extending northwesterly following the centerline of West 2<sup>nd</sup> Street at an approximate distance of 129 feet; thence extending northeasterly following the southeastern property lines of tax parcels 26-034.40-404, 26-034.40-403, 26-034.40-402, 26-034.40-401, 26-034.40-400, 26-034.40-399, 26-034.40-398 and 26-034.40-397 at an approximate distance of 216 feet to the southwestern boundary of tax parcel 26-034.40-223; thence extending northeasterly following the southwestern property boundary of tax parcel 26-034.40-223 at a distance of 129 to the centerline of North Madison Street; thence extending southeastern at a distance of 216 feet to the point of beginning; the point of beginning being the intersection of West 2<sup>nd</sup> Street and North Madison Street.

**Area 5 (Consists of parcels 26-043.10-042 and 26-035.30-428)**

**BEGINNING** at the intersection of the centerlines of West 3<sup>rd</sup> Street and North West Streets; thence extending northeasterly following the centerline of West 3<sup>rd</sup> Street at an approximate distance of 127 feet; thence extending southwesterly following the northeastern boundary of tax parcel numbers 26-035.30-428 and 26-043.10-042 at an approximate distance of 229 feet; thence extending northeasterly following the northeastern boundary of tax parcel 26-043.10-042 at an approximate distance of 5 feet; thence extending southwesterly following the northwestern property boundary of tax parcel number 26-043.10-062 at an approximate distance of 12 feet; thence extending southeasterly following the southwestern property boundary of tax parcel number 26-043.10-062 at an approximate distance of 8 feet; thence extending southwesterly following the northwestern property boundary of tax parcel number 26-043.10-061 at an approximate distance of 19 feet; thence extending northwesterly following the northeastern property boundary of tax parcel 26-043.10-059 at an approximate distance of 5 feet; thence extending southwesterly following the northwestern property boundary of tax parcel number 26-043.10-059 at an approximate distance of 12 feet; thence extending northwesterly following the northern property boundary of tax parcel number 26-043.10-058 at an approximate distance of 19 feet; thence extending southwesterly following the northwestern property boundaries of tax parcels 26-043.10-058, 26-043.10-057 and 26-043.10-052 at an approximate distance of 130 to the centerline of West 2<sup>nd</sup> Street; thence extending southwesterly following the centerline of West 2<sup>nd</sup> Street at an approximate distance of 103 feet to the centerline of North West Street; thence extending northwesterly following the centerline of North Washington Street at an approximate distance of 423 to the point of beginning, the point of beginning being the intersection West 3<sup>rd</sup> Street and North West Street. Same as tax parcel number 26-043.10-042.